

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT 231 CHESTNUT STREET, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1 THROUGH 4 TO 1, AND CORNERS 5 THROUGH 8 TO 5, AND IS ALL OF THE LAND CONVEYED BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, IN INSTRUMENT #160003121.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS COMBINED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CHAPTER 26 "SUBDIVISIONS" AS AMENDED TO DATE OF THE GENERAL ORDINANCE OF THE CITY OF SALEM, VIRGINIA AND SECTION 8A OF THE CITY OF SALEM EROSION AND SEDIMENT CONTROL ORDINANCE; ENTIRELY WITH HIS FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETORS OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

231 CHESTNUT STREET, LLC

John D. Powell

ITS: *Secretary/Treasurer of the Managing Member*

PRINT NAME

COORDINATE LIST (ASSUMED)		
Point	Northing	Easting
1	5038.017	4778.010
2	5001.791	4578.010
3	5263.017	4578.010
4	5263.017	4778.010
5	4999.074	4563.010
6	4983.193	4475.336
7	5226.888	4369.712
8	5266.742	4563.010
9	5266.742	4570.510
10	5263.017	4570.510

STATE OF VIRGINIA

City of Roanoke

I, Kristin Marie Bunn, a notary public in AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT John D. Powell, whose NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 21 DAY OF August, 2017.

Kristin Marie Bunn REG. # 773331
NOTARY PUBLIC

MY COMMISSION EXPIRES 11/30/2021

APPROVED:

Charles E. Van Allman Jr. 9/8/2017
CHARLES E. VAN ALLMAN, JR., P.E., L.S. DATE
DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF SALEM

James E. Taliaferro, II, P.E. LS 7/6/17
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA, THIS PLAT WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 1:00 PM ON THIS 12 DAY OF Sept, 2017, IN PLAT BOOK 15, PAGE 7.

TESTE: GARY CHANCE CRAWFORD

CLERK
Carroll King
DEPUTY CLERK

NOTES:

1. OWNER OF RECORD: 231 CHESTNUT STREET, LLC
2. LEGAL REFERENCE: INSTRUMENT #160003121
3. PROPERTY IS CURRENTLY ZONED RMF & RSF
4. THE CURRENT TAX MAP NUMBER: #144-1-4 & 144-1-5
5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
6. PROPERTY IS IN F.E.M.A. DEFINED ZONES "AE" FLOODWAY, "AE", "X" SHADED AND "X" UNSHADED. SEE FEMA MAP #S 51161C0137G & 51161C0141G (REVISED DATE: SEPTEMBER 28, 2007)
7. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.

LEGEND

- IRON PIN SET
- IRON PIN FOUND

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N90°00'00"E	7.50'
L2	S00°00'00"W	3.73'
L3	N90°00'00"E	7.50'

